



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
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www.mcminnvilleoregon.gov

2019-19

Office Use Only:	
File No.	519-19-000188-Plng
Date Received	4/20/19
Fee	\$3759.00
Receipt No.	200479
Received by	KR

\$3,759.00

Comprehensive Plan Map Amendment/ Zone Change Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

The City of McMinnville, acting by and through its
 Water and Light Commission (McMinnville Water & Light)

Applicant Name _____ Phone 503-472-6158

Contact Name Samuel R. Justice, General Counsel Phone 503-435-3110
(If different than above)

Address 855 NE Marsh Lane, PO Box 638

City, State, Zip McMinnville, Oregon, 97128

Contact Email srj@mc-power.com

Property Owner Information

Property Owner Name (Same as above) Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 1901 NW Baker Creek Road, McMinnville, OR 97128

Assessor Map No. R4 W T4S - 18 - 00101 Total Site Area 1.22 acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Commercial/Residential Zoning Designation EF-80 / R1

This request is for a:

Comprehensive Plan Amendment

Zone Change

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property. _____

See attached Exhibit 1, Section B "Intended Uses of the Property" for an explanation and reasons.

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2). _____

See the attached Exhibit 1, Section C - "Goals and Policies"

3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay. _____

As a contemporaneous application, MW&L is seeking to amend the planned development overlay to remove the overlay from the parcel. Therefore, if approved, the overlay will not apply.

See Exhibit 1, Section D.1, Question No. 3 for additional explanation.

4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation. _____

No Planned Development is sought.

See attached Exhibit 1, Section D.1, Question No. 4, for additional answer.

5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely. _____

See Exhibit 1, Section D.1, Question No. 5, for answer.

6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request. _____

See Exhibit 1, Section D.1, Question No. 6, for answer.

7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use. _____

See Exhibit 1, Section D.1., Question No. 7, for answer.

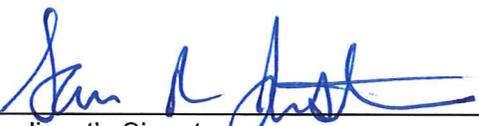
8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? _____

See Exhibit 1, Section D. 1, Question No. 8, for answer.

In addition to this completed application, the applicant must provide the following:

- A site plan ^{*}(drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.
*See Attachment 1, "site plan".
- A legal description of the parcel(s), preferably taken from the deed. See Attachment 11, vesting deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

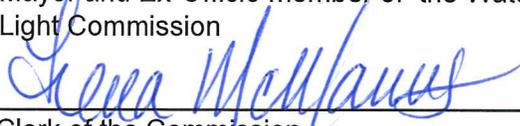
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

4-24-19
Date


Property Owner's Signature
Mayor and Ex-Officio member of the Water and Light Commission

4/24/19
Date


Clerk of the Commission

4/24/19
Date